

Planning Staff Report to Board of Zoning Appeals March 4, 2022

for the March 10, 2022 Public Hearing

Docket Number: S 22-047

Applicant: Life Storage LP #1079 (Mutinta Moonga)

Property Owner: Life Storage LP #1079

Property Location: 2422 Laurens Rd

Tax Map Number: 026300-01-00504

Acreage: 4.2

Zoning: C-3, Regional Commercial District

Proposal: SPECIAL EXCEPTION to operate a 'Self-Service Storage' use

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.1.3 (A) (1), Board of Zoning Appeals/Powers and Duties/Special Exceptions

Sec. 19-2.3.5, Special Exception Permit

Sec. 19-4.1, Table of Uses

Sec. 19-4.3.3, Use-specific standards

Staff Recommendation: Approve with conditions

Staff concludes that the application complies with the standards to grant a Special Exception Permit for a 'Self-service storage' use. If the Board decides to grant the Permit, Staff recommends the following condition:

1. The operation of the establishment shall substantially conform to the testimony of the Applicant, Life Storage LP, the property (TM #0263000100504), and the content of the application.

Staff Analysis:

The Applicant, Life Storage LP #1079, requests a special exception to establish a 'Self-service storage' use in a C-3, regional commercial district. The subject property is located 2422 Laurens Road, just south of the Laurens Road/Woodruff Road intersection.

Per Sections 19-4.1 (*Table of Uses*), a special exception permit is required for self-service storage facilities in a C-3, Regional commercial district. The request to operate a self-service storage facility at 2422 Laurens Rd would be a continuation of the existing use for the subject property, previously approved by the Board of Zoning Appeals under Special Exception Permit S-15-403. As a condition of the Special Exception Permit S 15-403, the approval of the use is non-transferrable.

The existing structure on site is 60,010 square feet in floor area. The use is proposed on a flag lot, with vehicular access provided along the "flag pole" and through a shared access to adjacent property at 2418 Laurens Rd. The site includes 91 parking spaces with additional area reserved for RV and boat parking.

A Special Exception Permit shall be approved only upon finding that the applicant demonstrates **all** of the following are met:

1. Consistent with the Comprehensive Plan

The Future Land Use Map of the City's GVL 2040 Comprehensive Plan designates this property 'Corridor Mixed-Use' which is intended to accommodate a blend of vertical and horizontal mix of lands uses including commercial, retail, and residential. Additionally, the principal structure on the subject property does not front Laurens Rd and will not have any impact on the long-term character of Laurens Rd. frontages.

The use of self-service storage is a compatible use type to identified uses like light manufacturing/industrial and distribution.

Staff finds that the proposed use will be consistent with the GVL 2040 Comprehensive Plan.

2. Complies with use specific standards

No Use-specific standards directly related to self-service storage uses are included in *Section 19-4.3*.

Staff finds that the use will comply with the specific use standards of the Land Management Ordinance.

3. Compatibility with the surrounding lands

Adjacent property is zoned and used as follows:

East: Retail sales and service (S-1)

North: Vehicle sales and service (C-3)

West: Parks and open areas (R-6)

South: Vehicle sales and service (C-3)

The subject property is adjacent to properties (to the north and south) operating vehicle sales and service uses. The property to the east is a shopping center with retail, eating establishments, and an indoor entertainment facility. The parcel to the west, zoned R-6, single-family residential, is Gower Estates Park, a 'Park, neighborhood' use. Intensity and impact of proposed use should be compatible with neighboring uses.

Staff finds that the use will be compatible with surrounding lands.

4. Design does not have substantial adverse impacts

The Applicant intends to maintain the existing infrastructure on site. Self-service storage facilities usually result in fairly minimal traffic, and consequently little noise, odor, vibration, and other similar nuisances. The principal structure is set off from Laurens Rd frontage which will minimize any adverse visual effects. Any site or building improvements will require approval of necessary permits under applicable guidelines in the Land Management Ordinance.

Staff finds that the design will not have substantial adverse impacts.



Office Use Only:	
Application#	Fees Paid
Date Received	Accepted By

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Life Storage LP #1079				
* Name		Title / Organization		
	permit may be limited to this entity. Life Storage LP			
APPLICANT'S REPRESENTATIVE: M (Optional)	utinta Moonga	Accountant 1/Life Storage LP		
		Title / Organization		
MAILING ADDRESS: 6467 Main Street , Williamsville, NY 14221				
PHONE: 716-817-1024	HONE: 716-817-1024 EMAIL: mmoonga@lifestorage.com			
PROPERTY OWNER: Life Storage LP				
MAILING ADDRESS: 6467 Main Street, Williamsville, NY 14221				
PHONE: 716-633-1850 EMAIL: mmoonga@lifestorage.com		estorage.com		
	PROPERTY INFORMA			
STREET ADDRESS: 2422 Laurens	Rd, Greenville, SC 290	607		
TAX PARCEL # 0263.00-01-005.0				
	REQUEST			
Refer to Article 19-4, Use Regulat	tions, of the Land Manageme	ent Ordinance (<u>www.municode.com/library/</u>)		
DESCRIPTION OF PROPOSED LAND USE:				
Continue the current use of the property as a self-storage facility				

INSTRUCTIONS

1. The application and fee, made payable to the City of Greenville, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

- 2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5**, **Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.
- 3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.
- 4. You must attach the required application fee: \$250.00
- 5. The administrator will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.

6.	. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date				
_	'Public Hearing' signs are acknowledged as received by the applicant				
Applicant Signature					

7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is or is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.				
	APPLICANT / REPRESENTATIVE SIGNATURE			
1/14/2022	DATE			
Life storage up	PROPERTY OWNER SIGNATURE			
	DATE			

APPLICANT RESPONSE TO SECTION 19-2.3.5(D)(1). STANDARDS - SPECIAL EXCEPTION

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

Property has operated as a self-storage facility since at least 2015 and proposed special exception is simply to continue operation of a self-storage facility

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION** 19-4.3, USE SPECIFIC STANDARDS.

While there are no specific use standards for self-storage facilities in Section 19-4.3, the facility will continue to operate pursuant to the General Commercial Uses Standards and will continue to operate the facility as it has been historically.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

Because this property is currently operating as a self-storage facility, and has done so for several years prior to this application, the continuance of the operation of a self-storage facility at this property should be appropriate

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

Because this property is currently operating as a self-storage facility, and has done so for several years prior to this application, the continuance of the operation of a self-storage facility at this property should be appropriate

APPLICANT RESPONSE TO SECTION 19-2.3.5(D)(2). STANDARDS - CHANGE IN NONCONFORMING USE

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

We provide a commercial service for individuals and business, similar to other permitted uses in C-3. Further, self-storage requires a special permit in any commercial zoning district.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

The property has operated as a self-storage facility for several years and there has been no adverse impact on the neighboring property. Further, no hazardous material can be stored at the facility, so there should be no risk to neighboring property

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

Yes - property already is operating as a self-storage facility and no existing infrastructure to allow this use will be removed from the property

- 4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?
- C-3, C-4, and S-1 require a special permit to operate a self-storage facility. A self-storage facility is permitted in I-1.

EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, AND 8 DO NOT CONTAIN SURVEY ISSUES.

ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE REGARDING THE FOLLOWING MATTERS DISCLOSED BY SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR 2422 LAURENS ROAD, LLC" BY A. CLAY JONES. P.L.S. OF SITE DESIGN, INC. DATED AUGUST 10, 2016, LAST REVISED SEPTEMBER 5, 2018: (a) SERVICE UTILITIES; (b) TEN (10) FOOT SETBACK WITH CONCRETE DUMPSTER PAD, CONCRETE WALL, AND CHAIN LINK FENCE ENCROACHING THEREIN; (c) TWENTY FIVE (25) FOOT SETBACKS; (d) WATER PIT; AND (e) ENCROACHMENTS OF ADJOINERS CHAIN LINK FENCE, CONCRETE DOCK, SIGN, CURBING, AND LIGHT POLES.

THE PLAT REFERENCED IN EXCEPTION 9 WAS NOT PROVIDED TO THE SURVEYOR NOR WAS THE SURVEY FOUND RECORDED IN PUBLIC RECORDS.

10. EASEMENTS SET FORTH IN MEMORANDUM OF LEASE BY AND BETWEEN BG PARTNERSHIP AND NATIONSBANK OF SOUTH CAROLINA, N.A. RECORDED DECEMBER 29, 1993 IN BOOK 1544, PAGE 701, IN SAID ROD OFFICE.

DEED BOOK 1544 AT PAGE 701 CONTAINS NON-EXCLUSIVE INGRESS, EGRESS, COMMON AREAS, AND PARKING CROSS-OVER EASEMENTS FOR PROPERTY NOW BELONGING TO FIRST CITIZENS BANK AND TRUST.

. EASEMENTS SET FORTH IN TITLE TO REAL ESTATE RECORDED JANUARY 4, 1994, IN BOOK 1545, PAGE 377, IN SAID ROD OFFICE.

12. DECLARATION OF RESTRICTION RECORDED JANUARY 4, 1994, IN BOOK 1545, PAGE 371, IN SAID ROD OFFICE.

DEED BOOK 1545 AT PAGE 371 CONTAINS SIGN EASEMENT AND RESTRICTIONS THAT EFFECT THE SUBJECT PROPERTY. 13. EASEMENT TO SOUTHERN POWER COMPANY RECORDED DECEMBER 14, 1929, IN

BOOK 145, PAGE 198, IN SAID ROD OFFICE. DEED BOOK 145, PAGE 198 CONTAINS A BLANKET EASEMENT THAT EFFECTS

SUBJECT PROPERTY BUT CAN NOT BE PLOTTED. 4. RECIPROCAL EASEMENT, MAINTENANCE AND USE RESTRICTION AGREEMENT RECORDED IN BOOK 1486, PAGE 371, AS AFFECTED BY CONSENT UNDER RECIPROCAL

EASEMENT, MAINTENANCE AND USE RESTRICTION AGREEMENT(S) RECORDED IN BOOK 1573, PAGE 550, AND BOOK 2481, PAGE 1077, IN SAID ROD OFFICE

HEREON SHOWN AND DESIGNATED.

HEREON SHOWN AND DESIGNATED.

5. SPECIAL EXCEPTION PERMIT TO THE CITY OF GREENVILLE RECORDED AUGUST 7, 2015, IN BOOK 2470, PAGE 5272, IN SAID ROD OFFICE.

DEED BOOK 2470 AT PAGE 5272 IS A SPECIAL EXCEPTION PERMIT TO ALLOW THE SUBJECT PROPERTY TO OPERATE A SELF-STORAGE FACILITY AND TRUCK/ TRAILER RENTAL FACILITY ISSUED BY THE CITY OF GREENVILLE.



GREENVILLE				
ZONING DATA				
ZONING ITEM	REQUIRED	PARKING REQUIREMENTS		
ZONING DISTRICT C-3, REGIONAL COMMERCIAL		1 PER 20 STORAGE UNITS 506/20 = 25 SPACES REQUIRED		
PERMITTED USE SELF STORAGE IS PERMITTED		EXISTING SPACES: 89 REGULAR SPACES 2 HANDICAP SPACES TOTAL EXISTING = 91 SPACES.		
MINIMUM LOT AREA (SQ.FT.) NO REQUIREMENT				
MAX BUILDING COVERAGE NO REQUIREMENT				
MAX BUILDING HEIGHT 40 FT. MAXIMUM				
BUILDING SETBACKS		CONTACT:		
FRONT 10' MINIMUM		TIMOTHY VAN ZANT		
SIDE 3' MINIMUM		PHONE/EMAIL: 580-372-2507		
REAR 10' MINIMUM		tvanzant@grs-global.com		
ZONING REPORT PREPARED BY: GLOBAL REALTY SERVICES GROUP		REPORT DATE: SEPTEMBER 29, 2021		
		PROJECT SITE #: 21-5.3484.11		

TOTAL= 91

FLOOD NOTE

TLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE 'X' ON FLOOD INSURANCE RATE MAF NUMBER 45045C-0403-E. WHICH BEARS AN EFFECTIVE DATE OF AUGUST 18, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY REVIEWING FLOOD MAPS PROVIDED THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED T DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

(A) CURB AND GUTTER ENCROACHES ONTO SUBJECT PROPERTY AS INDICATED ON SOUTH SIDE OF PROPERTY.

(B) PAVEMENT ENCROACHES ONTO SUBJECT PROPERTY AS INDICATED ON SOUTH SIDE OF PROPERTY.

RECORD DESCRIPTION

ALL that certain piece, parcel or lot of land situate, lying, and being in the City of Greenville, County of Greenville State of South Carolina, and according to a plat of said property by Freeland-Clinioscales & Associate. Inc., dated

April 13, 1994, having the following courses and distances, to-wit

BEGINNING at a railroad spike on the edge of Laurens Road (U.S. Highway 276) at the southeastern corner of property now or formerly owned by William Falstrom and Irene E. Falstrom as Co-Trustees of Falstrom Family Trust (and which said point is 1085,86 feet, more or less, south of the intersection of Laurens Road and Evelyn Avenue) and running thence with the edge of Laurens Road, S. 24-25-18 E. 73.77 feet to a nail and cap on the edge of Laurens Road, thence, S. 81-57-08 W. 139.88 feet to a railroad spike; thence S. 45-18-15 W. 453.3 feet to an old iron pin in the line of property now or formerly belonging to the City of Greanville; thence running with the common line with the City of Greenville, N. 55-55-34 W. 320,61 feet to an old axie; thence continuing with the common line with the City of Greenville, N. 01-03-49 E. 303.24 feet to an old iron pin, joint corner with property now or formerly belonging to The Pep Boys-Manny, Moe & Jack; thence running with the common line with The Pep Boys, S. 89-45-27 E. 379.61 feet to an old iron pin; thence continuing with the common line with The Pep Boys, N. 61-59-28 E. 15.48 feet to an old Iron pin, joint comer with property belonging to the aforesaid William Falstrom and Irene E. Falstrom as Trustees of Falstrom Family Trust; thence running with the common line with the Falstroms, S. 24-03-23 E. 217.42 feet to a nail; thence continuing with the common line with the Falstroms, N. 45-18-15 E. 71.41 feet to a nail and cap; thence continuing with the common line with the Falstroms, N. 51-28-01 E. 45.5 feet to an old iron pin; thence continuing with the common line with the Falstroms, N. 75-51-35 E. 45.63 feet to an iron pin; thence continuing with the common line with the Falstroms, N. 81-57-55 E. 59.47 feet to an old iron pin; thence continuing with the common line with the Falstroms, N. 24-03-18 W. 11.94 feet to a nail and cap; thence continuing with the common line with the Falstroms, N. 65-56-37 E. 33.64 feet to a railroad spike on the

BEING THE same property described as follows: ALL THAT CERTAIN PIECE. PARCEL. OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF GREENVILLE, GREENVILLE COUNTY, SOUTH CAROLINA, CONTAINING 4.402 ACRES AS SHOWN ON A PLAT ENTITLED, "ALTA/ACSM LAND TITLE SURVEY FOR 2422 LAURENS ROAD, LLC", PREPARED BY SITE DESIGN, INC., DATED 8-27-15, REVISED 1-21-16, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS TO WIT

BEGINNING AT AN OLD 34" CRIMP TOP IRON PIN LOCATED ON THE SOUTHWESTERN RIGHT OF WAY OF LAURENS ROAD (U.S. HIGHWAY 276) AT THE JOINT CORNER OF FIRST CITIZENS BANK AND TRUST PROPERTY, NOW OR FORMERLY, SAID IRON PIN BEING LOCATED 1066'\$ FROM THE INTERSECTION OF THE RIGHT OF WAY OF EVELYN AVENUE; THENCE RUNNING ALONG SAID SOUTHWESTERN RIGHT OF WAY OF LAURENS ROAD S 24-27-11 E 73.81 FEET TO AN IRON PIN SET 1/2" REBAR AT THE JOINT CORNER OF LAURENS ROAD PROPERTIES LLC PROPERTY, NOW OR FORMERLY; THENCE TURNING AND LEAVING SAID SOUTHWESTERN RIGHT OF WAY AND RUNNING ALONG THE LINE OF SAID LAURENS ROAD PROPERTIES LLC PROPERTY S 81-59-57 W 139.95 FEET TO AN OLD 1" CRIMP TOP IRON PIN: THENCE TURNING AND RUNNING S 45-15-22 W 458.39 FEET TO AN OLD 34" CRIMP TOP IRON PIN: THENCE TURNING AND RUNNING S 45-15-22 W 458.39 FEET TO AN OLD 34" CRIMP TOP IRON PIN LOCATED ON THE LINE OF THE CITY OF GREENVILLE PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID CITY OF GREENVILLE PROPERTY N 55-57-13 W 320.77 FEET TO AN OLD AXLE; THENCE TURNING AND RUNNING NO 104-06 E 303.17 FEET TO A 5/8" REBAR IRON PIN OLD AT THE JOINT CORNER OF PEP BOYS-MANNY, MOE AND JACK, A PA CORPORATION PROPERTY, NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE LINE OF SAID PEP BOYS PROPERTY'S 89-45-25 E 379.68 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN; THENCE TURNING AND RUNNING N 61-35-19 E 15.65 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN LOCATED AT THE JOINT CORNER OF FIRST CITIZENS BANK AND TRUST PROPERTY, NOW OR FORMERLY; THENCE FURNING AND RUNNING ALONG THE LINE OF SAID FIRST CITIZENS BANK AND TRUST PROPERTY S 24-02-09 E 217.53 FEET TO AN OLD 1" CRIMP TOP IRON PIN: THENCE TURNING AND RUNNING N 45-15-39 E 71.37 FEET TO AN OLD 5/8" REBAR IRON PIN: THENCE TURNING AND RUNNING N 51-25-55 E 45.53 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN; THENCE TURNING AND RUNNING N 75-54-52 E 45.64 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN; THENCE TURNING AND RUNNING N 81-54-22 E 59.48 FEET TO AN OLD 34" CRIMP TOP IRON PIN; THENCE TURNING AND RUNNING N 24-06-29 W 11.93 FEET TO AN OLD 34" CRIMP TOP IRON PIN; THENCE TURNING AND RUNNING N 85-29-01 E 33.74 FEET TO THE

TOGETHER WITH non-exclusive easement right(s) set forth in the Reciprocal Easement, Maintenance and Use Restriction Agreement recorded in Book 1573 at Page 550, Greenville County Registry.

ALSO TOGETHER WITH the right of ingress and egress of adjoining property as set forth in that certain Reciprocal Essement, Maintenance and Use Restriction Agreement recorded in Deed Book 1498, Page 371, in the RMC Office for Greenville County, South Carolina, which said rights encumber the following described

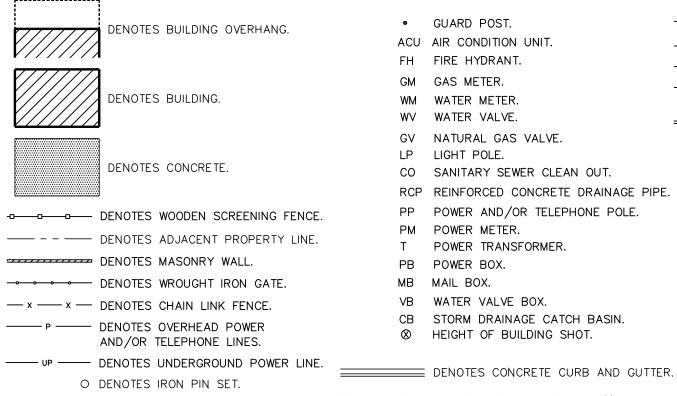
BEGINNING at a spike (p.o.b.) on the western right-of-way of Laurens Road U.S. Highway No. 276, and being the joint corner with L.C. Julian and W. Ben Singleton property N/F said spike also being S. 24-25-18 E. 730,50 feet along a 50 foot right-of-way of Laurens Road and N. 89 45 27 W. 12.76 feet from the Southwest intersection of Laurens Road and Evelyn Avenue, said spike being on new 60 foot right-of-way of Laurens Road, thence running along new 60 foot right-of-way of Laurens Road S. 24-25-18 E. 125.0 feet to a nail & cap at the corner of BG Partnership property; thence leaving said western right-of-way of Laurens Road and running along lines of BG partnership the following courses and distances: S. 81-59-28 W. 261.41 feet to a nail & cap; thence N. 89-45-27 W. 379.61 feet to an iron pin on line of City of Greenville property; thence running along line of City of Greenville property N. 01-03-45 E, 181.71 feet to an iron pin at the corner of a cemetery; thence running along lines of said cemetery the following courses and distances: S. 89-45-27 E. 48.58 feet to an iron pin; thence N, 00-14-24 E. 55.64 feet to an iron pin on termination R/W of Evelyn Avenue; thence running along line of Evelyn Avenue R/W. and Julian & Singleton N/F property S. 89-45-27 E. 297.90 feet to an old iron pin at the corner of property leased t U.S.A.; thence running along lines of said leased property the following courses and distances: S. 00-37-00 E. 70.60 feet to an old iron pin; thence N. 89-23-00 E. 80.00 feet to an old iron pin; thence N. 00-37-00 W. 69.40 feet to an old iron pin on line of said Julian & Singleton NF property, thence running along Julian & Singleton NF property S. 89-45-27 E. 190.65 feet to the point of beginning, containing 2,731 acres or 118,963.5 square feet according to a plat entitled "The Pep Boys-Manny, Moe & Jack" prepared by Dalton & Neves Co., Inc., Engineers Greenville, S.C., dated July 29, 1992 and revised August 1992.

CITY OF GREENVILLE

DEED BOOK 0949 AT PAGE 546 GIS MAP NUMBER: 0263000100301

(RECREATION FACILITY)

LEGEND OF SYMBOLS & ABBREVIATIONS:



DENOTES IRON PIN FOUND.

PEP BOYS-MANNY-MOE & JACK PA COR

DEED BOOK 1486 AT PAGE 350

PLAT BOOK 23-C AT PAGE 048 GIS MAP NUMBER: 0263000100501

(COMMERCIAL)

INGRESS-EGRESS CROSSOVER EASEMENT

GATE H PAD

TOTAL AREA = 4.398 ACRES

ONE STORY MASONR

COMPRESSOR

CITY OF GREENVILLE

DEED BOOK 0949 AT PAGE 546

GIS MAP NUMBER: 0263000100301

(RECREATION FACILITY)

(M) 100.00' BEARING AND DISTANCE FROM (M) NOOOOOOOW FIELD MEASUREMENTS. (R) 100.0' BEARING AND DISTANCE FROM (R) NOO'00'00"W RECORD DESCRIPTION. VEHICLE ACCESS POINT

FIRST CITIZENS BANK AND TRUST

DEED BOOK 2398 AT PAGE 1860

GIS MAP NUMBER: 0263000100502

LAURENS ROAD

PROPERTIES, LLC DEED BOOK 2431 AT PAGE 2729

PLAT BOOK 1162 AT PAGE 084 GIS MAP NUMBER: 0263000100601

(COMMERCIAL)



STATE PLANE COORDINATES

STATE: SOUTH CAROLINA

P.O.B.

(POINT OF BEGINNING) FOR BOTH RECORD AND

AS SURVEYED DESCRIPTIONS. STATE PLANE COORDINATES: N 1,092,801.5950

E 1,595,505.3100

OCATION: WITHIN GREENVILLE CITY LIMITS

GIS PIN NUMBER

0263000100504

TRINITY LAND SURVEYING, LLC

ADDRESS: 129 GLADYS COURT, SPARTANBURG, SC 29301

SCALE: 1" = 50

GREENVILLE

AST REVISED: OCTOBER 18, 2021

EPTEMBER 15, 2021

-N 1,092,733.9890 E 1,595,534.8840

----- ss ----- DENOTES SANITARY SEWER LINE.

====== DENOTES STORM DRAINAGE LINE.

----- T ----- UNDERGROUND TELEPHONE LINE AND/OR

TELEVISION CABLE (IN SAME DITCH).

—— G — DENOTES NATURAL GAS LINE.

—— w — DENOTES WATER LINE.

ASSURANCE NOTE:

AS SURVEYED DESCRIPTION:

BEING ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING, BEING AND SITUATE

WITHIN THE GREENVILLE CITY LIMITS, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA

AND BEING SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY FOR CUBESMART SFIF

STORAGE GREENVILLE BY TRINITY LAND SURVEYING, LLC DATED SEPTEMBER 15, 2021, LAST REVISED

OCT. 18, 2021 AND FROM WHICH PLAT OF SURVEY A MORE PARTICULAR DESCRIPTION IS AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE WESTERN RIGHT-OF-WAY LINE OF LAURENS ROAD

(HIGHWAY NO. 276), WHICH PIN IS LOCATED 0.80 MILES NORTH OF THE CENTERLINE OF VERDAE

BOULEVARD AND RUNNING FROM SAID IRON PIN FOUND (IN A CLOCKWISE DIRECTION) AND

ALONG THE WESTERN RIGHT-OF-WAY OF LAURENS ROAD \$23'37'36"E A DISTANCE OF

73.79 FT. TO AN IRON PIN FOUND: THENCE, LEAVING THE ROAD RIGHT-OF-WAY AND RUNNING

WITH THE PROPERTY LINE OF LAURENS ROAD PROPERTIES, LLC TWO (2) CALLS: S82°54'49"W

A DISTANCE OF 140.15 FT. TO AN IRON PIN FOUND: THENCE S46°03'26"W A DISTANCE OF

RUNNING WITH THE PROPERTY LINE OF THE CITY OF GREENVILLE TWO (2) CALLS: N55°06'13"W

A DISTANCE OF 320.41 FT. TO AN IRON PIN FOUND: THENCE NO1°52'16"E A DISTANCE OF

303.25 FT. TO AN IRON PIN FOUND, A COMMON CORNER WITH PROPERTY OF PEP BOYS-MANNY-

MOE & JACK PA COR; THENCE RUNNING WITH THE PROPERTY LINE OF PEP BOYS-MANNY-

MOE & JACK PA COR TWO (2) CALLS: S88°56'00"E A DISTANCE OF 379.39 FT. TO AN

IRON PIN FOUND: THENCE N62'45'12"E A DISTANCE OF 15.68 FT. TO AN IRON PIN FOUND,

A COMMON CORNER WITH PROPERTY OF FIRST CITIZENS BANK AND TRUST; THENCE RUNNING

WITH THE PROPERTY LINE OF FIRST CITIZENS BANK AND TRUST SEVEN (7) CALLS: S23"11'16"E

A DISTANCE OF 217.68 FT. TO AN IRON PIN FOUND; THENCE N46°00'18"E A DISTANCE OF

71.52 FT. TO AN IRON PIN FOUND; THENCE N52°08'05"E A DISTANCE OF 45.57 FT. TO AN

IRON PIN FOUND; THENCE N76°49'54"E A DISTANCE OF 45.62 FT. TO AN IRON PIN FOUND;

THENCE N82°47'04"E A DISTANCE OF 59.49 FT. TO AN IRON PIN FOUND; THENCE N23°10'02"W

A DISTANCE OF 11.98 FT. TO AN IRON PIN FOUND; THENCE N66°21'40"E A DISTANCE OF

33.79 FT. TO AN IRON PIN FOUND ON THE WESTERN RIGHT-OF-WAY OF LAURENS ROAD

(HIGHWAY NO. 276), THE POINT AND PLACE OF BEGINNING, CONTAINING 4.398 ACRES

463.43 FT. RO AN IRON PIN FOUND ON THE PROPERTY LINE OF CITY OF GREENVILLE; THENCE

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY AS DESCRIBED IN THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 00994-1823 (cda) DATED SEPTEMBER 2, 2021 AT 8:30 AM.

TITLE COMMITMENT INFORMATION

COMPANY, COMMITMENT FILE NO. 00994—1823 (cdo), WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2021 AT 8:30 AM.

THE PROPERTY HEREON SHOWN AND DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE

GENERAL SURVEY NOTES ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON. RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSTRUCTIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS

4. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS

OR LOCATION OF ISOLATED GRAVESITES. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER SC STATE PLANE COORDINATE SYSTEM. 3900 ZONE, NAD83-2011, AS MEASURED ALONG THE EASTERN MOST LINE OF THE SUBJECT PROPERTY WHICH BEARS S23°37'36"E PER GPS COORDINATE OBSERVATIONS. LATITUDE: 34°49'46.2325"

LONGITUDE: 82°20'52.1111" CONVERGENCE ANGLE: 6°11.92' WEST

(191,559.6 SQ. FT.).

THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME. THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP. GORES OR OVERLAYS.

THE SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM

LAURENS ROAD (HIGHWAY NO. 276). AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.

10. AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THE

1. IN REGARDS TO TABLE 'A' ITEM 7(a), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.

2. IN REGARDS TO TABLE 'A' ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF VERDAE

3. IN REGARDS TO TABLE 'A' ITEM 16. AT THE TIME OF THE SURVEY, THERE IS NO OBSERVED EVIDENCE

OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. IN REGARDS TO TABLE 'A' ITEM 17, AT THE TIME OF THE SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED. AND AVAILABLE FROM CONTROLLING JURISDICTION. THERE ARE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ALTA/NSPS LAND TITLE SURVEY

CubeSmart Self Storage of Greenville

2422 Laurens Road, Greenville, S.C. 29607 Greenville County City of Greenville, South Carolina, 29607

SURVEYOR'S CERTIFICATE

TO: LIFE STORAGE LP, ITS SUCCESSORS AND ASSIGNS. 2422 LAURENS ROAD, LLC, CUBESMART SELF STORAGE OF GREENVILLE, GRS GROUP, LLC, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE I ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITI SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a) 6(b), 7(a), 7(b1), 7(c). 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED

REGISTERED SURVEYOR: PROFESSIONAL LAND SURVEYOR NO.: 25439 STATE OF SOUTH CAROLINA

SURVEYED BY:

TRINITY LAND SURVEYING, LLC 129 GLADYS COURT SPARTANBURG, SOUTH CAROLINA 29301

ON SEPTEMBER 10, 2021. DATE OF PLAT OR MAP: OCTOBER 1, 2021.



TELEPHONE: 864-576-9665 EMAIL ADDRESS: trinitysc@outlook.com DATED 2021 - USE OF THIS DOCUMENTS FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRIT CONSENT AND PERMISSION BY GRS GROUP, LLC.

